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BK 6481PG087

NO TRANSFER
TAX PAID

QUITCLAIM DEED WITH COVENANT
Maine Statutory Short Form

012121

OM Minot Associates, L.L.C., an Ohio limited liability company with a place of business at 1765 Merriman Road, Akron, Ohio 44313, for consideration paid, grants to **Waterville Commons Associates, L.L.C.**, an Ohio limited liability company, whose mailing address is 1765 Merriman Road, Akron, Ohio, with Quitclaim Covenant, the land in City of Waterville, County of Kennebec, and State of Maine, referenced in Subdivision Plat Waterville Commons, Route 104 a.k.a. Main Street, as recorded in Plat Book E2001, Page 035 dated 4/19/2001, Kennebec County, Maine, and described as follows:

LEGAL DESCRIPTION

Fully described on attached Exhibit "A".

In witness whereof, **OM Minot Associates, L.L.C.**, has caused this instrument to be signed by June Futia, Vice President of OM Minot Capital Corp., its Managing Member, hereunto duly authorized, this 1st day of May, 2001.

Witness:

OM Minot Associates, L.L.C.

By: **OM Minot Capital Corp.**

Its: **Managing Member**

[Signature: Susan D. Almer]
[Signature: Patricia Parker]

By: *[Signature: June Futia]*
June Futia, Vice President

State of Ohio)
) ss:
County of Summit)

May 1, 2001

Then personally appeared the above-named June Futia, Vice President of OM Minot Capital Corp., the Managing Member of OM Minot Associates, L.L.C. and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said limited liability company

Before me,

Yvonne Adkins, Notary Public
State of Ohio
My Commission Expires June 24, 2004
[Signature: Yvonne Adkins]
Yvonne Adkins
Notary Public

11550.Deed Future Development.doc

Atlantic Title (4)



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**"EXHIBIT A"**

**SUGGESTED LEGAL DESCRIPTION
"FUTURE DEVELOPMENT PARCEL (PHASE II)"**

The lot herein described is a portion of a parcel of land now or formerly of Foresite, Inc., as described in a deed recorded at the Kennebec County Registry of Deeds in Deed Book 1458 at Page 821, said parcel being a portion of the City of Waterville Tax Assessor Map 56 as Lot 7 and a parcel of land now or formerly of Arlyne R. Sacks as described in a deed recorded at the Kennebec County Registry of Deeds in Deed Book 2624 at Page 215, said parcel being the City of Waterville Tax Assessor Map 57 as Lot 93.

Commencing at a point set as depicted on a plan entitled "STANDARD BOUNDARY SURVEY SHOWING TAX MAP LOTS 56-73 AND 57-93 IN WATEVILLE, MAINE - KENNEBEC COUNTY, prepared for Cedarwood Development, Inc., prepared by James W. Sewall Company, dated 29 Sept. 1999, as the northeasterly corner of a parcel of land now or formerly of Allan W. Nyman and the westerly sideline of Main Street. Said parcel being depicted on the City of Waterville Tax Assessor Map 56 as Lot 92. Said point being the Point of Beginning, thence;

N 79°-08'-37" W	A distance of one hundred four and 16/100 (104.16') feet, along said land of Nyman to a ¾" iron rod found, thence;
S 11°-22'-23" W	A distance of sixty nine and 73/100 (69.73') feet, continuing along said land of Nyman to a point, thence;
N 78°-09'-30" W	A distance of one thousand five hundred forty four and 56/100 (1544.56') feet, to a point and land of Mid-Maine Medical Center, thence;
N 11°-42'-45" E	A distance of two hundred thirty five and 93/100 (235.93') feet, along said land of Mid-Maine Medical Center to a stone bound found, thence;
N 80°-33'-02" W	A distance of five hundred forty one and 89/100 (541.89') feet, continuing along said land of Mid-Maine Medical Center to a stone bound found, thence;

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N 09°-32'-55" E	A distance of five hundred thirty six and 30/100 (536.30') feet, continuing along said land of Mid-Maine Medical Center to a point and other land of the herein grantor, thence;
S 80°-13'-54" E	A distance of five hundred seventy one and 66/100 (571.66') feet, along said other land of the herein grantor, to a rebar found, thence;
S 80°-27'-27" E	A distance of one hundred eighty eight and 67/100 (188.67') feet, along land of Elm Plaza Corporation, to a rebar found, thence;
S 24°-57'-13" E	A distance of two hundred forty one and 82/100 (241.82') feet, along said land of Elm Plaza Corporation, to a point, thence;
S 81°-31'-48" E	A distance of thirty two and 89/100 (32.89') feet, continuing along said land of Elm Plaza Corporation, to a point, thence;
S 09°-03'-34" W	A distance of one hundred nine eight and 16/100 (109.16') feet, continuing along said land of Elm Plaza Corporation, to a rebar set, thence;
S 80°-56'-26" E	A distance of five hundred thirty six and 10/100 (536.10') feet, continuing along said land of Elm Plaza Corporation, to a rebar set, thence;
S 15°-59'-48" E	A distance of three hundred nine and 12/100 (309.12') feet, continuing along said land of Elm Plaza Corporation, to a rebar set, thence;
N 74°-00'-12" E	A distance of two hundred eleven and 50/100 (211.50') feet, continuing along said land of Elm Plaza Corporation, to a point and land of Waldo A. Beck, thence;
S 15°-59'-48" E	A distance of one hundred and 00/100 (100.00') feet, along said land of Beck to a rebar set, thence;
N 74°-00'-12" E	A distance of one hundred ninety one and 60/100 (191.60') feet, continuing along said land of Beck to a rebar set at a point of curvature and the westerly sideline of Main Street, thence;

Southerly and easterly along a non-tangent curve to the left a delta angle of 06°-29'-46," a radius of one thousand one hundred seventy nine and 26/100 (1179.26') feet, an arc distance of one hundred thirty three and 70/100 (133.70') feet, a chord distance of one

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hundred thirty three and 64/100 (133.64') feet, and a chord bearing of S 21°-56'-14" E to a point of tangency, thence;

S 25°-24'-51" E

A distance of one hundred eighty four and 17/100 (184.17') feet, along the said westerly sideline of Main Street to the Point of Beginning.

The above-described parcel contains a total area of 23.55 acres, or 1,025,937 square feet more or less.

Please be advised that the metes and bounds used in the description above are from a Standard Boundary Survey by James W. Sewall Company. As such, Survey & Geodetic Consultants, Inc. takes no liability for any errors or omissions that may be associated with said plan.

Respectfully Submitted,
Survey & Geodetic Consultants, Inc.

Timothy A. Patch, PLS

Suggested Legal Description
Future Development Parcel-Phase II
Waterville Commons

RECEIVED KENNEBEC SS.

2001 MAY 17 AM 9:56

ATTEST: *Theresa R. Mann*
REGISTER OF DEEDS

February 15, 2000
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